



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Informational Presentation Planning Code Text Change HEARING DATE: JUNE 20, 2013

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Project Name: **Article 2 Simplification and Definition Consolidation**
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Recommendation: **None, Informational Presentation**

PLANNING CODE AMENDMENT

The Planning Department is in the process of developing a proposal that would reorganize Article 2 into a format similar to Articles 7 and 8, consolidate Planning Code definitions into Section 102, and have all zoning districts reference one set of use definitions.

The Way It Is Now:

- Article 2 of the Planning Code contains use and residential unit density controls for Residential (hereinafter R), Commercial (hereinafter C), Manufacturing (hereinafter M) and Production Distribution and Repair Districts (hereinafter PDR) Districts. See Exhibit A for sample of Article 2.
- Articles 7 and 8 contain zoning control tables for the City's Neighborhood Commercial Districts (hereinafter NCDs) and Mixed Use Districts (hereinafter MUDs). Zoning control tables include a summary of use controls as well as development standards. Each zoning district has its own table, and divides the uses into vertical controls (i.e. they regulate uses by story). See Exhibit B for sample of an Article 7 zoning control table.
- Article 1 contains development standards for all zoning districts in the City, such as rear yard and front yard setbacks, open space requirements, parking ratios and the like.
- Section 102 is the primary Section for definitions in the Planning Code, but definitions - especially use definitions - are found in almost every Article of the Planning Code. Use definitions are located in Articles 2, 7 and 8. Many of the use definitions are duplicative or overlap.

The Way It Would Be:

The proposed legislation would:

- Replace the use tables in Article 2 with zoning control tables, similar to those found in Articles 7 and 8; however, rather than giving each zoning district its own table, similar zoning districts, such as all RH or all RM zoning districts, would be grouped into one table. These charts would not be divided up into vertical controls like they are in the NCDs and MUDs, but the tables would include the use controls as well as development standards for that particular zoning district.
- All use definitions and “universal definitions” (definitions that are not specific to one Article or Section of the Code or that are general terms, such as Planning Department, Board of Supervisors, Façade, etc.) into Section 102 of the Planning Code. Eventually all zoning districts would use one set of use definitions.

Overall Goals and Phasing

The goals of this proposal are to reorganize Article 2 so that it is easier to use, rationalize use definitions by consolidating them into one section of the Code and have all zoning districts use one set of use definitions. To do this, the Department is proposing a two phase approach. The first phase would consolidate definitions into one location (Section 102) and to reorganize Article 2 into a format similar to Articles 7 and 8. The second phases would delete use definitions in Articles 7 and 8 and modify those Articles so that they reference the consolidated use definitions in Section 102.

The two phase approach is proposed for two reasons. The first is to break up the proposal so that it isn't overwhelming for staff, the Commission or members of the public. While the majority of Staff's proposal will be non-substantive, each phase will require an ordinance that is several hundred pages long. The second reason is to reduce the potential for errors and oversights. Breaking up this process into two phases will allow staff to focus on fewer sections at a time. While this will temporarily make the Planning Code longer and in parts redundant, Staff believes that breaking up the proposal into two phases is essential to ensuring a process that is as transparent and efficient as possible.

The first phase of the process involving reorganizing of Article 2 and rationalizing definitions, in particular, will likely require some substantive changes; however the Department's intention is to keep these to a minimum and to maintain current controls and standards. Any substantial changes that arise from this effort will be thoroughly explained and analyzed for the Commission.

How Did We Get Here?

The Planning Code maintained the same basic structure until 1986 when the NCD controls were added to the Code in Article 7. Prior to that, all development standards and general definitions were located in Article 1, use definitions and use controls were located in Article 2.

For its time, Article 7 was a dramatically new way of organizing the Planning Code and thinking about land use, primarily because it used vertical controls to regulate uses; however, because of the structural differences between Articles 2 and 7, Article 7 was unable to use the use definitions listed in Article 2. As a consequence, Article 7 was given its own set of use definitions. When Article 8 was added to the Code, it followed the same format as Article 7 along with its own list of use definitions. Today we have three sets of use definitions in the Planning Code; one for R, C, M and PDR Districts in Article 2, one for NCDs in Article 7, and one for MUDs in Article 8. Many of these uses overlap and some are exact copies, while other uses are exclusive to that particular Article.

Use Chart vs. Zoning Control Table

The use charts used in Article 2 define and list the various land uses permitted in R, C, M, and PDR Districts in one chart. The chart indicates if the use is permitted, requires conditional use authorization or is not permitted. One advantage of this format is that it allows you to see all of the districts where a particular use is permitted in one table. The main disadvantage is that these charts do not also include development standards. To find those, the user has search through other sections of the Planning Code, which often means sorting through several paragraphs of code in order to find the information. Zoning control tables found in Articles 7 and 8 list land uses as well as basic development standards, providing the user a single table that outlines the basic parameters of a particular zoning district. If more information is needed about a development standard, the section where that standard is found is listed in the zoning control table for reference.

While there is an advantage to being able to see all of the districts where a use is permitted in one chart, experience has shown that the zoning controls tables in Articles 7 and 8 are more user friendly than the use charts used in Article 2. Further, should the need ever arise, use charts can always be developed as a Planning Department publication rather than being included in the Planning Code. The Department plans to develop zoning control tables for Article 2 based on the tables in Articles 7 and 8, but refine them to be more space efficient and potentially more user friendly.

Proposed Definition Structure

Articles 2, 7, and 8 also have different ways of categorizing land uses. In addition to providing an organizational structure, use categories are sometimes used to identify special controls or prohibitions. The chart below compares the how the three articles currently categorize their uses.

Article 2	Articles 7/ 8
Dwellings.....	Residential Use
Other Housing.....	Residential Use
Institutions.....	Institutional
Retail Sales and Personal Service.....	Retail Sales and Service
Massage Establishments.....	Retail Sales and Service
Offices.....	Non-Retail Sales and Service/ Office
Laundering Facilities.....	Retail Sales and Service
Assembly and Entertainment.....	Retail Sales and Service/ Assembly, Recreation, Arts and Entertainment
Home and Business Services.....	Non-Retail Sales and Service/ Home and Business Service
Automotive.....	Retail Sales and Service/ Automotive Services and/or Vehicle Parking
Animal Services.....	Retail Sales and Service
Wholesale, Storage Distribution etc.....	N/A: Refers to Industrial/PDR uses in Article 2
Manufacturing and processing.....	N/A: Refers to Industrial/PDR uses in Article 2

To maintain continuity with the current Code, Staff organized these existing use categories using existing terms and groupings. The result is seven main use categories with several sub categories as shown below:

- **Retail:** Sales and Service, Entertainment, Auto
- **Non-Retail:** Sales and Service, Entertainment, Auto
- **Industrial:** Manufacturing, Support

- **Agriculture**
- **Institutional:** Education, Healthcare, Community
- **Residential**
- **Utility and Infrastructure**

The purpose behind using these new use categories is twofold. The first is to maintain continuity with the way use definitions are currently categorized, which will help lessen the need for significant policy changes. The second is to provide a way to organize the uses through the various use districts. The new zoning tables in Article 2 will use the seven use categories and various sub categories to list the uses. Using categories will reduce the size of each table. For example, in RH districts Industrial uses are not permitted. Rather than having to list all Industrial type uses and indicating them as NP, the use table will show just the use category "Industrial" as not permitted. Please see Exhibit C for an example on how listing uses would work in the new zoning control tables.

Next Steps

The coming weeks, the Department will host two outreach meetings for stakeholders to answer questions about the proposed reorganization. Once those meetings are complete, the Department will finalize the Ordinance and send it to the City Attorney for their review; after which the Department will bring an Ordinance to the Commission sometime in August or September to initiate Phase One. Once Phase One has been adopted, Staff will then proceed with initiating Phase Two.

REQUIRED COMMISSION ACTION

No Commission action is required at this time. The Planning Department is presenting this concept to the Planning Commission to solicit feedback prior to moving forward with this process.

RECOMMENDATION

No recommendation at this time.

ENVIRONMENTAL REVIEW

Environmental review will be done once the Ordinances are drafted.

PUBLIC COMMENT

This is the first public presentation on this concept. Public comment has not been received, however the Department will hold some outreach meetings and

RECOMMENDATION:	Recommendation of Approval with Modification
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Attachments:

- Exhibit A: Sample of Existing Article 2
- Exhibit B: Sample of Existing Article 7
- Exhibit C: Sample of how uses will be listed in Article 2

										under 5,000 gsf, C above	under 5,000 gsf, C above	under 7,500 sf	under 5,000 sf	outpatient care in medical, psychiatric or other healing arts and not a part of a medical institution as specified in Subsection 217(a) above.
P	P	P	P	P	P	P	P	P	P	P under 5,000 gsf, C above	P under 5,000 gsf, C above	P under 5,000 sf	P under 5,000 sf	(d) Social service or philanthropic facility providing assistance of a charitable or public service nature.
P	P	P	P	P	P	C	P	P			P			(e) Child-care facility providing less than 24-hour care for children by licensed personnel and meeting the open-space and other requirements of the State of California and other authorities.
P	P	P	P	P	P	P	P	P			P under 20,000 gsf if no housing	P under 20,000 sf if no housing		(f) Elementary school, either public or private. Such institution may include employee or student dormitories and other housing operated by and affiliated with the institution.
P	P	P	P	P	P	P	P	P			P under 20,000 sf if no housing	P under 20,000 sf if no housing		(g) Secondary school, either public or private, other than a school having industrial arts as its primary course of study. Such institution may include employee or student dormitories and other housing operated by and affiliated with the institution.
P	P	P	P	P	P	P	P	P			P under 20,000 sf if no housing	P under 20,000 sf if no housing		(h) Postsecondary educational institution for the purposes of academic, professional, business or fine-arts education, which is required to submit an institutional master plan pursuant to Section 304.5 of this Code. Such institution may include employee or student dormitories and other housing operated by and affiliated with the institution. Such institution shall not have industrial arts as its primary course of study.
						P	P	P	P	P under 20,000 sf if no housing	P under 20,000 sf if no housing	P under 20,000 sf if no housing	P under 20,000 sf if no housing	(i) Secondary or postsecondary educational institution, other than as specified in Subsection 217(g) and (h) above.
P	P	P	P	P	P	P	P	P	P	P under 20,000 sf if no housing	P under 20,000 sf if no housing	P under 20,000 sf if no housing	P under 20,000 sf if no housing	(j) Church or other religious institution. Such institution may include, on the same lot, the housing of persons who engage in supportive activity for the institution.
P	P	P	P	P	P	P	P							(k) Medical cannabis dispensary as defined by Section 3301(f) of the San Francisco Health Code. (a) Requirements. MCDs must meet the following requirements: 1. the parcel containing the MCD cannot be located within 1,000 feet from a parcel containing: a. a public or private elementary or secondary school and b. a community facility and/or recreation center that

primarily serves persons under 18 years of age; and

2. the MCD is not located on the same parcel as a facility providing substance abuse services that is licensed or certified by the State of California or funded by the Department of Public Health;

3. no alcohol is sold or distributed on the premises for on or off-site consumption;

4. if medical cannabis is smoked on the premises the dispensary shall provide adequate ventilation within the structure such that the doors and windows are not left open for such purposes, resulting in odor emission from the premises;

5. in addition to these requirements, an MCD must meet all of the requirements in Article 33 of the San Francisco Health Code.

(b) **Application and Referral Process.** The Department of Public Health is the lead agency for regulating MCDs. Final City permits are issued by the Department of Public Health. No dispensary may open without final authorization from the Department of Public Health. The Planning Department will review an application for a Medical Cannabis Dispensary only upon receipt of (1) a valid referral from the Department of Public Health pursuant to DPH Code Section 3304 and 3305; (2) supplemental application materials designated by the Planning Department; and (3) a building permit application.

(c) **Notice.** Once the Department has determined that the application is complete, a 30-day notice of application shall be mailed to owners and occupants within a 300 foot radius of the subject property. Notice shall be posted on the project site for no less than 30 days.

(d) **Hearing.** A Mandatory Discretionary Review hearing will be scheduled at the Planning Commission, which may choose to exercise its discretionary review powers and disapprove, modify, or approve the dispensary.

(e) **Signage.** Signage for the medical cannabis dispensary shall be limited to one wall sign not to exceed ten square feet in area, and one identifying sign not to exceed two square feet in area; such signs shall not be directly illuminated. Any wall sign, or the identifying sign if the medical cannabis dispensary has no exterior wall sign, shall include the following language: "Only individuals with legally recognized Medical Cannabis Identification Cards or a verifiable, written recommendation from a physician for medical cannabis may obtain cannabis from medical cannabis dispensaries." The required text shall be a minimum of two inches in height.

(f) If an MCD closes for a

duration longer than 18 months or if the MCD's license is revoked by DPH pursuant to Health Code Section 3315, the MCD will be considered abandoned and any Planning Commission authorization for the parcel shall be null and void.

(g) Any permit issued for a medical cannabis dispensary shall contain the following statement in bold-face type: "Issuance of this permit by the City and County of San Francisco is not intended to and does not authorize the violation of State or Federal law."

(Amended by Ord. 443-78, App. 10/6/78; Ord. 115-90, App. 4/6/90; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 225-06, File No. 060032, Effective without the signature of the Mayor; Ord. 225-07, File No. 070677, App. 10/2/2007; Ord. 90-08, File No. 080232, App. 5/21/2008; Ord. 99-08, File No. 080339, App. 6/11/2008; Ord. 298-08, File No. 081153, App. 12/19/2008; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [182-12](#), File No. 120665, App. 8/8/2012, Eff. 9/7/2012)

AMENDMENT HISTORY

Divisions (a) and (k) amended; Ord. [140-11](#), Eff. 8/4/2011. New column C-3-O(SD) added; Ord. [182-12](#), Eff. 9/7/2012.

SEC. 218. RETAIL SALES AND PERSONAL SERVICES.

C-1	C-2	C-3-O	C-3-O (SD)	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1-G	PDR-1-D	PDR-1-B	PDR-2	
														SEC. 218. RETAIL SALES AND PERSONAL SERVICES.
														The uses specified in this Section shall not include any use first specifically listed in a subsequent Section of this Code.
P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	(a) Retail business or personal service establishment, of a type which supplies new commodities or offers personal services primarily to residents in the immediate vicinity.
	P	P	P	P	P	P	P	P	P	P under 2,500 gsf per lot; C above for Grocery stores, as defined in Section 790.102 (a) and Health club, fitness, gymnasium, or exercise facility when including equipment and space for weightlifting and cardiovascular activities	P under 5,000 gsf per lot; C above for Grocery stores, as defined in Section 790.102 (a) and Health club, fitness, gymnasium, or exercise facility when including equipment and space for weightlifting and cardiovascular activities	P under 2,500 gsf	P under 2,500 gsf per lot*#	(b) Retail business or personal service establishment not limited to sales or services primarily for residents in the immediate vicinity, and not restricted to sale of new commodities.

control, the applicant must obtain conditional use authorization and all other necessary permits in order to legally convert the residential unit to a business service.

(Added by Ord. 69-87, App. 3/13/87)

Exhibit B: Sample of Article 7

SEC. 710.1. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.

These NC-1 Districts are characterized by their location in residential neighborhoods, often in outlying areas of the City. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.

Building controls for the NC-1 District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity; eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

Housing development in new buildings is encouraged above the ground story in most districts. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.

SEC. 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1 ZONING CONTROL TABLE

			<i>NC-1</i>
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>
BUILDING STANDARDS			
710.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271	Varies See Zoning Map Additional 5 feet for NC-1 parcels with a commercial use on the ground floor within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street. Additional 5 feet for NC-1 parcels with a commercial use on the ground floor located on Noriega, Irving, Taraval and Judah Streets west of 19th Avenue. See § 263.20; Height Sculpting on Alleys: § 261.1
710.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1

710.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
710.13	Street Frontage		Required § 145.1
710.14	Awning	§ 790.20	P § 136.1(a)
710.15	Canopy	§ 790.26	
710.16	Marquee	§ 790.58	
710.17	Street Trees		Required § 138.1
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
710.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
710.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
710.22	Off-Street Parking, Commercial/ Institutional	§§ 150, 153- 157, 159- 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
710.23	Off-Street Freight Loading	§§ 150, 153- 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
710.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
710.25	Drive-Up Facility	§ 790.30	
710.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
710.27	Hours of Operation	§ 790.48	P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.
710.30	General Advertising Sign	§§ 262, 602- 604, 608, 609	
710.31	Business Sign	§§ 262, 602- 604, 608, 609	P § 607.1(f)1
710.32	Other Signs	§§ 262, 602- 604, 608, 609	P § 607.1(c) (d) (g)
			<i>NC-1</i>
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Controls by Story</i>

		§ 790.118	1st	2nd	3rd+
710.38	Residential Conversion	§ 790.84	P		
710.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
710.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #		
710.41	Bar	§ 790.22	P #		
710.43	Limited-Restaurant	§ 790.90	P #		
710.44	Restaurant	§ 790.91	P #		
710.45	Liquor Store	§ 790.55	P		
710.46	Movie Theater	§ 790.64			
710.47	Adult Entertainment	§ 790.36			
710.48	Other Entertainment	§ 790.38	C		
710.49	Financial Service	§ 790.110			
710.50	Limited Financial Service	§ 790.112	P		
710.51	Medical Service	§ 790.114	P		
710.52	Personal Service	§ 790.116	P		
710.53	Business or Professional Service	§ 790.108	P		
710.54	Massage Establishment	§ 790.60, § 1900 Health Code			
710.55	Tourist Hotel	§ 790.46			
710.56	Automobile Parking	§§ 790.8, 156, 160	C		
710.57	Automotive Gas Station	§ 790.14			
710.58	Automotive Service Station	§ 790.17			
710.59	Automotive Repair	§ 790.15			
710.60	Automotive Wash	§ 790.18			
710.61	Automobile Sale or Rental	§ 790.12			

710.62	Animal Hospital	§ 790.6			
710.63	Ambulance Service	§ 790.2			
710.64	Mortuary	§ 790.62			
710.65	Trade Shop	§ 790.124	P		
710.66	Storage	§ 790.117			
710.68	Fringe Financial Service	§ 790.111			
710.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
710.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04 ¹			
710.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
710.69D	Large-Scale Urban Agriculture	§ 102.35(b)	C	C	C
Institutions and Non-Retail Sales and Services					
710.70	Administrative Service	§ 790.106			
710.80	Hospital or Medical Center	§ 790.44			
710.81	Other Institutions, Large	§ 790.50	P	C	
710.82	Other Institutions, Small	§ 790.51	P	P	P
710.83	Public Use	§ 790.80	C	C	C
710.84	Medical Cannabis Dispensary	§ 790.141	P#		
RESIDENTIAL STANDARDS AND USES					
710.90	Residential Use	§ 790.88	P	P	P
710.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
710.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
710.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
710.94	Off-Street Parking,	§§ 150, 153 -	Generally, 1 space for each		

	Residential	157, 159 - 160, 204.5	dwelling unit §§ 151, 161(a) (g)		
710.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 710.40 § 710.41 § 710.43 § 710.44		Boundaries: All NC-1 Districts Controls: P if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control
§ 710.43 § 710.44	§ 781.1	TARAVAL STREET RESTAURANT SUBDISTRICT Boundaries: Applicable only for the two Taraval Street NC-1 Districts between 40th and 41st Avenues and 45th and 47th Avenues as mapped on Sectional Map 5 SU Controls: Restaurants and Limited-Restaurants are C; Formula Retail Restaurants and Limited-Restaurants are NP.
§ 710.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the NC-1 Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 710.84 § 790.141		Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation and have obtained a final permit to operate by March 1, 2008 are permitted in an NC-1 District.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 42-89, App. 2/8/89; Ord. 229-99, File No. 990991, App. 8/20/99; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 5-10, File No. 090319, App. 1/22/2010; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [175-12](#), File No. 120241, App. 8/7/2012, Eff. 9/6/2012)

AMENDMENT HISTORY

Zoning Categories 710.69C and 710.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Categories 710.10 and 710.17 amended; Zoning Category 710.68 special provisions added; Zoning Category 710.84 special provisions amended; Ord. [140-11](#), Eff. 8/4/2011. Zoning Categories 710.43 and 710.44 amended; former Zoning Categories 710.42, 710.67, and 710.69A deleted; Zoning Categories 710.40 through 710.44 specific provisions amended; Ord. [75-12](#), Eff. 5/23/2012. Zoning Category 710.10 amended; Ord. [175-12](#), Eff. 9/6/2012.

CODIFICATION NOTE

1. So in Ord. [66-11](#) and previously.

SEC. 711.1. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

The small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development

Exhibit C: Sample of New Use Organization

<u>Zoning Category</u>	<u>§ References</u>	<u>RH-1 (D)</u>	<u>RH-1</u>	<u>RH-1(S)</u>	<u>RH-2</u>	<u>RH-3</u>
<u>NON-RESIDENTIAL USES</u>						
<u>Agricultural Uses (not listed below)</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Neighborhood Agriculture</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Industrial Uses</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Institutional Uses (not listed below)</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Community Facility</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Post Secondary Educational Institution</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Religious Institution</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Residential Care Facility</u>	<u>§102</u>	<u>P for facilities caring for six or fewer persons; C for 7 or more persons.</u>				
<u>School</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Non-Retail Uses (not Listed below)</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automobile Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Passive Outdoor Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Public Facilities</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Retail Uses (not listed below)</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Tourist Hotel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>C for five or fewer guest rooms or suites of rooms; NP for six or more guest rooms.</u>
<u>Utility & Infrastructure Uses (not Listed below)</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Utility Instalation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>